



County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

March 4, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF TREASURER AND TAX COLLECTOR:
AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
AGREEMENT 2558
SUPERVISORIAL DISTRICT 5
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties being acquired by the City of Glendale (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The properties described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment "A." Exhibit "A," attached to the agreement, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreement and copy are to be signed by the Chair and returned to the Treasurer and Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

The Honorable Board of Supervisors
March 4, 2008
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The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by one agency. The agreement is with the City of Glendale, which intends to utilize these properties for open space purposes.

Implementation of Strategic Plan Goals

Approval of this agreement is in accordance with the Countywide Strategic Plan Goal #4: Fiscal Responsibility. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

An existing appropriation is available in the current Treasurer and Tax Collector 2007-2008 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "B" is a summary of the public agency's purchases. This attachment indicates the affected Supervisorial Districts and the public uses for which the properties are being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreement as to form. Attached to the agreement are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

The Honorable Board of Supervisors
March 4, 2008
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Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a stylized flourish.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:MJS

Attachments

c: County Counsel
Assessor
Auditor-Controller
Treasurer and Tax Collector

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR
HALL OF ADMINISTRATION
225 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

Attachment "A"

HAROLD J. OSTLY
TAX COLLECTION

November 17, 1970

W. T. KIDWELL
CHIEF DEPUTY

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

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tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

ORIGINAL SIGNED

HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

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On motion of Supervisor Dorn, unanimously carried, the foregoing was adopted.

000472

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2558

AGENCY

City of Glendale
Public Agency

Selling price of these parcels
shall be \$10,380.00

Public Agency intends to utilize these
properties for open space purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
5 th	CITY OF GLENDALE	5654-012-022	\$ 6,772.00
5 th	CITY OF GLENDALE	5654-019-037	\$ 2,703.00
5 th	CITY OF GLENDALE	5654-025-019	\$ 905.00

AGREEMENT NUMBER 2558

CITY OF GLENDALE

FIFTH SUPERVISORIAL DISTRICT

76486



CITY OF GLENDALE, CALIFORNIA
Planning Department

633 East Broadway, Room 103
Glendale, California 91206-4385
(818) 548-2140 (818) 548-2144
(818) 548-2115 Fax (818) 240-0392
www.ci.glendale.ca.us

December 26, 2006

DISTRICT # 5
AGREEMENT # 2558

County of Los Angeles Treasurer and Tax Collector
225 No. Hill Street, Room 130
Los Angeles, CA 90012
Attn: Ms Donna Doss, Assistant Treasurer and Tax Collector

Subject: Letter of the City of Glendale Objection to Sale of Parcels within the City of Glendale
from the 2007A Tax Sale to be Held on February 26 and 27, 2007

Dear Ms. Doss:

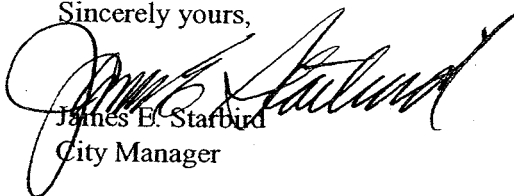
The City of Glendale objects to the sale of the properties shown on the attached List of Tax Sale Parcels – 2007A and requests that they be removed from the 2007A Tax Sale to be held on February 26 and 27, 2007.

It is my understanding that Chapter 8 Agreements will be submitted to the City to complete the purchase of those properties that are identified on the City's List unless any of said properties are redeemed or otherwise removed from the Tax Sale. The City's objection to the sale of the subject properties from the Tax Sale List and the City's interest therein is not to be construed as intent on the part of the City or any official to make any determination on the merits of any development application, filed or proposed for any of the parcels covered herein.

Enclosed is a check for \$400 payable to the Los Angeles County Tax Collector for the one-time preliminary research fee of \$100 per parcel for the four parcels to be removed from the sale.

Should you have any questions concerning this matter, please call either Laura Stotler at (818) 548-2115 or Mike Mathias at (818) 548-3945 x8340.

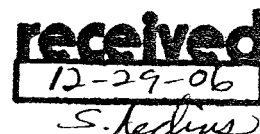
Sincerely yours,


James E. Starbuck
City Manager

Attachments: List of Tax Sale Parcels – 2007A and \$400 Check

cc: Hassan Haghani, Acting Director of Planning
Stephen M. Zurn, Director, Public Works
Scott Howard, City Attorney

Y:\Current Planning\LStotler\Tax Sale Default Property\Tax Sale 2007A\Chap 8 Pur Agmt Ltr Tax Sale 2007A December 2006.doc



2007A Tax Sale Parcels 12-18-2006 Final Version

ID SaleNo	APN	Address	Sq. Ft.	Min. Bid	Purpose	Comments
1661	5654012022	Vista Del Verde	4,380	\$6,341.00	Open Space	Pasa Glen, paper street
1662	5654019037	Pasa Glen Dr	3,510	\$2,547.00	Open Space	Pasa Glen, paper street
1663	5654025019	Pasa Glen Dr	3,980	\$877.00	Open Space	Pasa Glen, paper street
4664	5654029020	Pasa Glen Dr	4,200	\$6,500.00	Open Space	Pasa Glen, paper street

Redeemed

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: CITY OF GLENDALE
2. Corporate Structure – check the appropriate box below and provide corresponding information:
 - ☐ Nonprofit – provide Articles of Incorporation
 - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space


C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: LOS ANGELES
2. List each parcel by Assessor's Parcel Number: 5654-012-022, 5654-019-037, 5654-025-019,
5654-028-020.
3. State the purpose and intended use for each parcel: OPEN SPACE

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


Authorized Signature

Deputy City Manager
Title

3/13/07
Date



CITY OF GLENDALE, CALIFORNIA
Management Services Division

613 East Broadway, Room 200
Glendale, California 91206-4391
Tel. (818) 548-4844 Fax (818) 547-6740
www.ci.glendale.ca.us

March 13, 2007

Sent via Facsimile and U.S. Mail
(213) 680-3648

County of Los Angeles Treasurer and Tax Collector
Secured Property Tax Division
225 North Hill Street, Room 130
Los Angeles, CA 90012
Attn: Ms. Martha Duran, Assistant Operations Chief

Re: Chapter 8 Agreement Number 2558, Assessor's Identification Numbers: 5654-012-022, 5654-019-037, 5654-025-019, 5654-028-020.

Dear Ms. Duran:

Enclosed please find an executed Chapter 8 Agreement Number 2558 for the above-referenced four properties.

The City's mission with respect to the purchase of said properties is to effectively plan for the future by dedicating resources to the protection of the City's hillsides from overdevelopment by preserving open space to ensure an environmentally sensitive quality of life in this community that is safe, healthy and enriching. Our mission will be accomplished by purchasing said properties for open space.

Should you have any questions regarding this letter, please contact me immediately at (818) 548-2080.

Very truly yours,

SCOTT H. HOWARD, CITY ATTORNEY

By: *Christina R. Sansone*
Christina R. Sansone
Senior Assistant City Attorney

Attachment

cc: Mike Mathias, Real Property Agent

RECEIVED BY
STAN REDINS
S. Redins
3-15-07

M O T I O N

Moved by Council Member Yousefian,
seconded by Council Member Quintero, that
the City Manager is hereby authorized to submit to the County of
Los Angeles a request to remove tax defaulted properties from the
list of properties which have been noticed for sale in the City
of Glendale, including the payment of a fee therefor. The list
of properties includes those properties more particularly
described as Assessors Parcels 5654-028-020, 5654-019-037, 5654-
025-019 and 5654-028-020. Further, should it be required by the
County, or the properties not be redeemed by the owner or owners,
the City Manager is authorized to execute any and all documents
necessary in preparation of securing title to the properties in
the name of the City of Glendale.

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver

Noes: None

Absent: Manoukian

Abstain: None

MOTION ADOPTED BY THE GLENDALE CITY COUNCIL
AT ITS REGULAR MEETING HELD ON
Tuesday, December 19, 2006.

APPROVED AS TO FORM


CITY ATTORNEY

DATE 12-19-06

M I N U T E S
COUNCIL - CITY OF GLENDALE
DECEMBER 19, 2006

ROLL CALL: Manoukian, Quintero: Absent

Council Member Quintero entered the Chambers at 1:15 p.m.

1. CLOSED SESSION - 1:13 P.M.

- a. Conference with legal counsel - Anticipated litigation - One case; Government Code section 54956.9(c) [eminent domain].
- b. Conference with legal counsel - Pending litigation - *Conquest Student Housing LLC et al v. City of Glendale*, Case Number BS 106394.
- c. Public Employment - Attorneys.

City Attorney Scott Howard indicated that he anticipated reporting out on Item 1C.

City Attorney Scott Howard announced that a matter arose after the posting of the Agenda and the following motion was adopted:

That the City Council hereby finds there is an immediate need to take action on an item that arose after the posting of the agenda for the December 19, 2006, City Council meeting. The item in question involves the need to discuss possible acquisition of tax defaulted properties through the Los Angeles County Tax Collector. Staff received a notice on December 15, 2006, that the City must respond to the County not later than December 29, 2006, should the City seek to acquire tax defaulted properties from the County. The City Council is not scheduled to meet again until January 9, 2007, which is over one week after the December 29, 2006, deadline.

We need to discuss possible acquisition of the properties and act immediately to notify the Tax Collector of the City's interest in acquiring the properties.

The item involves negotiation for real property commonly known as Assessor Parcel numbers 5641017019, 5654012022, 5654019037, 5654025019, 5654028020, 5659028023, and 5663013013. Negotiations are authorized with County Tax assessors. Agency representatives attending closed session are Jim Starbird, Yasmin Beers, Scott Howard, Hassan Haghani, and Laura Stotler. Instructions to the negotiators will include whether to purchase to purchase the property(s) and the terms for the acquisition of one or more of the properties.

Moved: Yousefian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver

Noes: None

Absent: Manoukian

Council recessed to a Closed Session at 1:17 p.m.

2. REGULAR BUSINESS AGENDA - 6:04 p.m.

Roll Call - Manoukian: Absent

- a. Flag Salute - Council Member Najarian
- b. Invocation - City Clerk Ardashes Kassakhian
- c. Report of City Clerk, re: Posting of Agenda. The Agenda for the December 19, 2006 regular meeting of the Glendale City Council was posted on Thursday, December 14, 2006, on the Bulletin Board outside City Hall.

3. PRESENTATIONS AND APPOINTMENTS

a. Agenda Preview for the Meeting of January 9, 2007

Assistant to the City Manager Elaine Aguilar offered the updated report.

b. Service Award Presentation to Office Services Secretary Dana Cordova - 25 Years

Assistant to the City Manager Elaine Aguilar referred to Ms. Cordova as an invaluable assistant not only to the general public and City departments, but she also provided primary administrative support for their entire department and for four very busy people in their office. Ms. Cordova was very good at what she did and received many compliments.

4. CITY COUNCIL/STAFF COMMENTS

Council Member Najarian commented that during last week's presentation on licensing for cigarette retail sellers and operations, a picture of someone was shown selling to a minor. The individual shown, Mr. Jack Keshishian, owner of Palace Liquors, was only assisting the Glendale Adventist Medical Center and the City of Glendale in making their presentation, and that he did not sell cigarettes to minors. Mr. Najarian further addressed an item that came up one or two weeks ago, when several people addressed Council during Oral Communications who required the assistance of an interpreter and how much time they would be allowed. Since he knew that City Attorney Scott Howard was preparing a report on the mechanisms on how to run City Council meetings, Mr. Najarian requested that he include the need to provide interpreters, and to get input on how other cities and jurisdictions were implementing this concept.

Mayor Weaver announced that for anyone watching the Rose Float, that the Glendale Rose Float would be number 72, that it was looking beautiful, and it was getting many compliments.

5. CONSENT ITEMS (INCLUDING MINUTES)

The following are routine and may be acted upon by one motion. Any member of Council or the audience requesting separate consideration may do so by making such request before motion is proposed.

Mayor Weaver requested that Item 5B be pulled and considered separately.

a. City Clerk, re: Approval of Minutes of the Regular City Council Meeting held on Tuesday, November 28, 2006, & the Joint Meeting of the City Council & the Housing Authority, & the Joint Meeting of the City Council & the Redevelopment Agency held on Tuesday, December 5, 2006.

For the Regular City Council Meeting

Moved: Najarian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Weaver

Noes: None

Absent: Manoukian

Abstain: Yousefian

For the Joint Meetings:

Moved: Yousefian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

c. Director of Parks, Recreation & Community Services, re: Bidding Results for the Glendale Civic Auditorium Marquee Installation - Spec. No. 3181

1. Motion Awarding a Construction Contract to Simington Electrical Advertising Inc. in the Amount of \$47,850, & Rejecting all other Bids

Moved: Yousefian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

d. Director of Parks, Recreation & Community Services, re: Improvements at the Glendale Civic Auditorium Audio Visual System - Spec. No. 3180

1. Resol. #06-282 Appropriating \$44,195

Moved: Yousefian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

e. Director of Public Works, re: Approval of Final Map of Tract No. 61209, for an 11-Unit New Condominium Subdivision, at 531-535 North Louise Street, Hayk Martirosian, Subdivider

1. Resol. #06-283 Approving the Final Map of Tract No. 61209

Moved: Yousefian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

f. Director of Public Works, re: Approval of the Final Map of Tract No. 60296, for an 8-Unit New Condominium Subdivision, at 1054 Western Avenue, Arman Yegiyants, Subdivider

1. Resol. #06-284 Approving the Final Map of Tract No. 60296

Moved: Yousefian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

g. Director of Public Works, re: Approval of Final Map of Tract No. 62565, Condominium Conversion, 18 Units, at 345 West Acacia Avenue, Glendale Acacia Properties, LP, Subdivider

1. Resol. #06-285 Approving the Final Map of Tract No. 62565

Moved: Yousefian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

h. Director of Public Works, re: Fairmont Sewer Main Replacement Project - Spec. No. 3082R

1. Motion Requesting Increase in the Contingency Amount by \$450,000

Moved: Yousefian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

i. Director of Glendale Water & Power, re: Amendment to the Existing Contract (C104051) with McGuire Malcolm Pirnie Services for an Additional \$90,940 Plus Contingency for Extending the Contract through October 2007, for Chlorite Demonstration-Scale Study

1. Motion Authorizing the City Manager to Amend Contract C104051 & Authorizing an Additional \$90,940 Plus \$10,000 for Contingency

Moved: Yousefian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

j. Director of Glendale Water & Power, re: 2005-06 Large Valve Replacement Project I/Doran - Spec. No. 3200

1. Motion Authorizing the City Manager to Award a Contract to Spiniello Companies in the Amount of \$278,950

Moved: Yousefian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

b. Fire Chief, re: FY 2006 State Homeland Security Grant Program

Those appearing:

Dr. Richard R. Espiritu

1. Resol. #06-281 Appropriating \$485,360

Moved: Najarian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

6. ORAL COMMUNICATIONS

Discussion is limited to items NOT a part of this agenda. Each Speaker is allowed 5 minutes. Council may question or respond to the speaker but

there will be no debate or decision. The City Manager may refer the matter to the appropriate department for investigation and report.

Those appearing:

Dr. Laurel Bear
Dr. Richard R. Espiritu
Ms. Camille Levee, Executive Director, Glendale Healthy Kids
Mr. Ray Larsen

Council Member Quintero requested that the meeting be adjourned In Memory of Specialist Nicholas Steinbacher, United States Army, who died serving in Iraq.

Mr. Barry Allen
Mr. Herbert Molano
Mr. Harout Demirjian
Mrs. Hasmik Demirjian

7. ADOPTION OF ORDINANCES

- a. **Ordin. 5545 Amending Sections 16.08.180 & 30.70.020 of the G.M.C., 1995, Relating to the Definitions of "Lot" - Offered 12-12-06 (Yousefian)**

Moved: Yousefian

Seconded: Najarian

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver

Noes: None

Absent: Manoukian

- b. **Ordin. #5546 Providing for certain Officers, Subordinate Officers, Assistants, Deputies, Clerks, & Employees of the City of Glendale & for their Compensation (GCEA & Hourly Classifications) - Offered 12-12-06 (Manoukian)**

Moved: Yousefian

Seconded: Najarian

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver

Noes: None

Absent: Manoukian

- c. **Ordin. #5547 Providing for certain Officers, Subordinate Officers, Assistants, Deputies, Clerks, & Employees of the City of Glendale & for their Compensation (GMA) - Offered 12-12-06 (Manoukian)**

Moved: Yousefian

Seconded: Najarian

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver

Noes: None

Absent: Manoukian

8. ACTION ITEMS

- a. **City Manager, re: Consideration of a Resolution Supporting the City of Santa Clarita in their Efforts to Limit Mining in Soledad Canyon to Historic Levels; Preventing the CEMEX Mine Corporation from Mining 96 Million Tons, as Currently permitted by the Bureau of Land Management**

1. **Resol. #06-286 in Support of the City of Santa Clarita's Efforts to Maintain Local Control**

Moved: Najarian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Weaver
Noes: None
Absent: Manoukian
Abstain: Yousefian

b. Director of Administrative Services, re: Comprehensive Annual Financial Report of the City of Glendale for June 30, 2006

Those appearing:

Mr. Barry Allen

1. Motion Accepting Report

Moved: Quintero

Seconded: Yousefian

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

c. Director of Glendale Water & Power, re: Design & Construction of a Grid-Connected Photovoltaic System at the Glendale Community College Parking Structure

Those appearing:

Ms. Nancy Kent

- 1. Resol. #06-287 Authorizing the City Manager to Execute a Contract with Chevron Energy Systems & Authorizing Reimbursement for Glendale Community College Contractors to Integrate Necessary Structural Elements to Support the System**

Moved: Yousefian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

d. City Attorney, re: Amendments to City's Conflict of Interest Code

Those appearing:

Mr. Barry Allen

1. Motion Approving Amended Conflict of Interest Code

Moved: Yousefian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

9. HEARINGS

- a. Director of Development Services, re: Confirmation of the Resolution of Intention to Levy & Collect Assessments in the**

**Adams Square Business Improvement District for the Calendar Year
2007 & Extend the Terms of the Management Agreement**

1. Resol. #06-288 Confirming the Intention to Levy & Collect
Assessments within the Adams Square Business Improvement
District through 2007

Moved: Quintero

Seconded: Najarian

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

2. Motion Extending the Terms of the Management Agreement with
the Adams Square Merchants Association for the Calendar Year
2007

Moved: Yousefian

Seconded: Quintero

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

10. REPORTS - INFORMATION

11. WRITTEN COMMUNICATIONS

12. NEW BUSINESS

That the City Attorney be and hereby is authorized to enter into a
retainer agreement with the law firms of Gatzke, Dillon & Ballance,
LLP, (Mark Dillon) and Morrison & Foerster, LLP, (Michael Zischke)
to assist the City Attorney in representing the interests of the
City in the legal action titled Conquest Student Housing LLC et al
vs. City of Glendale, Case number BS 106394, and incur all necessary
expenses in the matter.

The retainer agreement shall, in addition to other provisions,
contain a fee cap for handling the matter.

Moved: Quintero

Seconded: Yousefian

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

That the City Manager is hereby authorized to submit to the County
of Los Angeles a request to remove tax defaulted properties from
the list of properties which have been noticed for sale in the City
of Glendale, including the payment of a fee therefor. The list of
properties includes those properties more particularly described as
Assessors Parcels 5654-028-020, 5654-019-037, 5654-025-019, and
5654-028-020. Further, should it be required by the County, or the
properties not be redeemed by the owner or owners, the City Manager
is authorized to execute any and all documents necessary in
preparation of securing title to the properties in the name of the
City of Glendale.

Moved: Yousefian

Seconded: Quintero

Vote as follows:

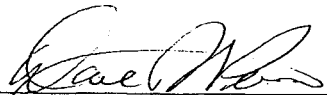
Ayes: Najarian, Quintero, Yousefian, Weaver
Noes: None
Absent: Manoukian

13. **ADJOURNMENT:** In Memory of Specialist Nicholas Steinbacher


7:51 p.m.

Moved: Yousefian

Seconded: Quintero



Mayor of the City of Glendale



City Clerk of the City of Glendale


 Glendale CA

[Parcel Look Up](#) | [Permits](#) | [Geo Areas](#) | [People](#) | [Summary](#) | [Home](#)

APN:	5654012022	Alt. APN:	
Domain:		Type:	
Status:		Display Legal Go to GIS Map	

Parcel Master Address						
Address	Frac.	Prefix	Street Name	Type	PD	Suite
			NO ADDRESS			

Other Addresses		
Address	Alias	Origin
No other addresses available for this parcel		

Tract:	09088	Block:		Lot:	0450
Subdivision:					
Section:		Township:		Range:	
Recorded No.:		Recorded Date:		24-Dec-1987	

Owner(s)	
Name: SIMMONS,OYTT A	
Address: 4326 W 153RD ST LAWNDALE, CA, 90260	

Zone Code	Zone Description	Ordinance No.
R1R II	RESTRICTED RESIDENTIAL ZONE	

Front:	63	Rear:		Side 1:	70	Side 2:	
Acres:	0.0000	SqFt.:	4380	Frontage:			
Flood:							
Soil:							
Slope:							
Seismic:							
Parcel	010V						
Land Use:							



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APN:	5654012022	Alt. APN:	
Address:	NO ADDRESS	Type:	

Parcel Legal Description
TRACT # 9088 LOT 450

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APN:	5654019037	Alt. APN:	
Domain:		Type:	
Status:		Display Legal Go to GIS Map	

Parcel Master Address						
Address	Frac.	Prefix	Street Name	Type	PD	Suite
			NO ADDRESS			

Other Addresses		
Address	Alias	Origin
No other addresses available for this parcel		

Tract:	09088	Block:		Lot:	0000
Subdivision:					
Section:		Township:		Range:	
Recorded No.:		Recorded Date:		17-Nov-1998	

Owner(s)
Name: KELLEY,ROBERT Address: PO BOX 5831 DENVER, CO

Zone Code	Zone Description	Ordinance No.
UNK	UNKNOWN, RESEARCH RECORDS	

Front:		Rear:		Side 1:		Side 2:	
Acres:	0.0000	SqFt.:	3511	Frontage:			
Flood:							
Soil:							
Slope:							
Seismic:							
Parcel Land Use:	010V						



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APN:	5654019037	Alt. APN:	
Address:	NO ADDRESS	Type:	

Parcel Legal Description
TR=9088 LOT 286

Release 1.0 Copyright (c) 1999-2000


 Glendale CA

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APN:	5654025019	Alt. APN:	
Domain:		Type:	
Status:		Display Legal Go to GIS Map	

Parcel Master Address						
Address	Frac.	Prefix	Street Name	Type	PD	Suite
			NO ADDRESS			

Other Addresses		
Address	Alias	Origin
No other addresses available for this parcel		

Tract:	09088	Block:		Lot:	0369
Subdivision:					
Section:		Township:		Range:	
Recorded No.:			Recorded Date:		

Owner(s)
Name: BREAKIE,JAMES Address: 11 CHARLES ST HILLSDALE, MI, 49242

Zone Code	Zone Description	Ordinance No.
ROS II	RESIDENTIAL OPEN SPACE	

Front:	53	Rear:		Side 1:	75	Side 2:	
Acres:	0.0000	SqFt.:	3980	Frontage:			
Flood:							
Soil:							
Slope:							
Seismic:							
Parcel Land Use:	010V						

Glendale, CA[Parcel Look Up](#) | [Permits](#) | [Geo Areas](#) | [People](#) | [Summary](#) | [Home](#)

APN:	5654025019	Alt. APN:	
Address:	NO ADDRESS	Type:	

Parcel Legal Description
TRACT # 9088 LOT 369

Release 1.0 Copyright (c) 1999-2000


 Glendale CA

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APN:	5654028020	Alt. APN:	
Domain:		Type:	
Status:		Display Legal Go to GIS Map	

Parcel Master Address						
Address	Frac.	Prefix	Street Name	Type	PD	Suite
			NO ADDRESS			

Other Addresses		
Address	Alias	Origin
No other addresses available for this parcel		

Tract:	09088	Block:		Lot:	0402
Subdivision:					
Section:		Township:		Range:	
Recorded No.:		Recorded Date:		09-Jan-1995	

Owner(s)
Name: SAYDIAN, MARIAM Address: 9255 N KEELER AVE SKOKIE, IL, 60076

Zone Code	Zone Description	Ordinance No.
ROS II	RESIDENTIAL OPEN SPACE	

Front:	43	Rear:		Side 1:	98	Side 2:	
Acres:	0.0000	SqFt.:	4200	Frontage:			
Flood:							
Soil:							
Slope:							
Seismic:							
Parcel Land Use:	010V						

Release 1.0 Copyright (c) 1999-2000

Glendale CA[Parcel Look Up](#) | [Permits](#) | [Geo Areas](#) | [People](#) | [Summary](#) | [Home](#)

APN:	5654028020	Alt. APN:	
Address:	NO ADDRESS	Type:	

Parcel Legal Description
TRACT # 9088 LOT 402

Release 1.0 Copyright (c) 1999-2000

M O T I O N

Moved by Council Member Yousefian, seconded by Council Member Quintero, that the City Council hereby finds there is an immediate need to take action on an item that arose after the posting of the agenda for the December 19, 2006 City Council meeting. The item in question involves the need to discuss possible acquisition of tax defaulted properties through the Los Angeles County Tax Collector. Staff received a notice on December 15, 2006 that the city must respond to the County not later than December 29, 2006 should the city seek to acquire tax defaulted properties from the County. The city council is not scheduled to meet again until January 9, 2007, which is over one week after the December 29, 2006 deadline.

We need to discuss possible acquisition of the properties and act immediately to notify the Tax Collector of the city's interest in acquiring the properties.

The item involves negotiation for real property commonly known as Assessor Parcel numbers 5641017019, 5654012022, 5654019037, 5654025019, 5654028020, 5659028023 and 5663013013. Negotiations are authorized with County Tax assessor. Agency representatives attending closed session are Jim Starbird, Yasmin Beers, Scott Howard, Hassan Haghani and Laura Stotler. Instructions to the negotiators will include whether to purchase the property(s) and the terms for the acquisition of one or more of the properties.

Vote as follows:

Ayes: Najarian, Quintero, Yousefian, Weaver

Noes: None

Absent: Manoukian

Abstain: None

APPROVED AS TO FORM


CITY ATTORNEY

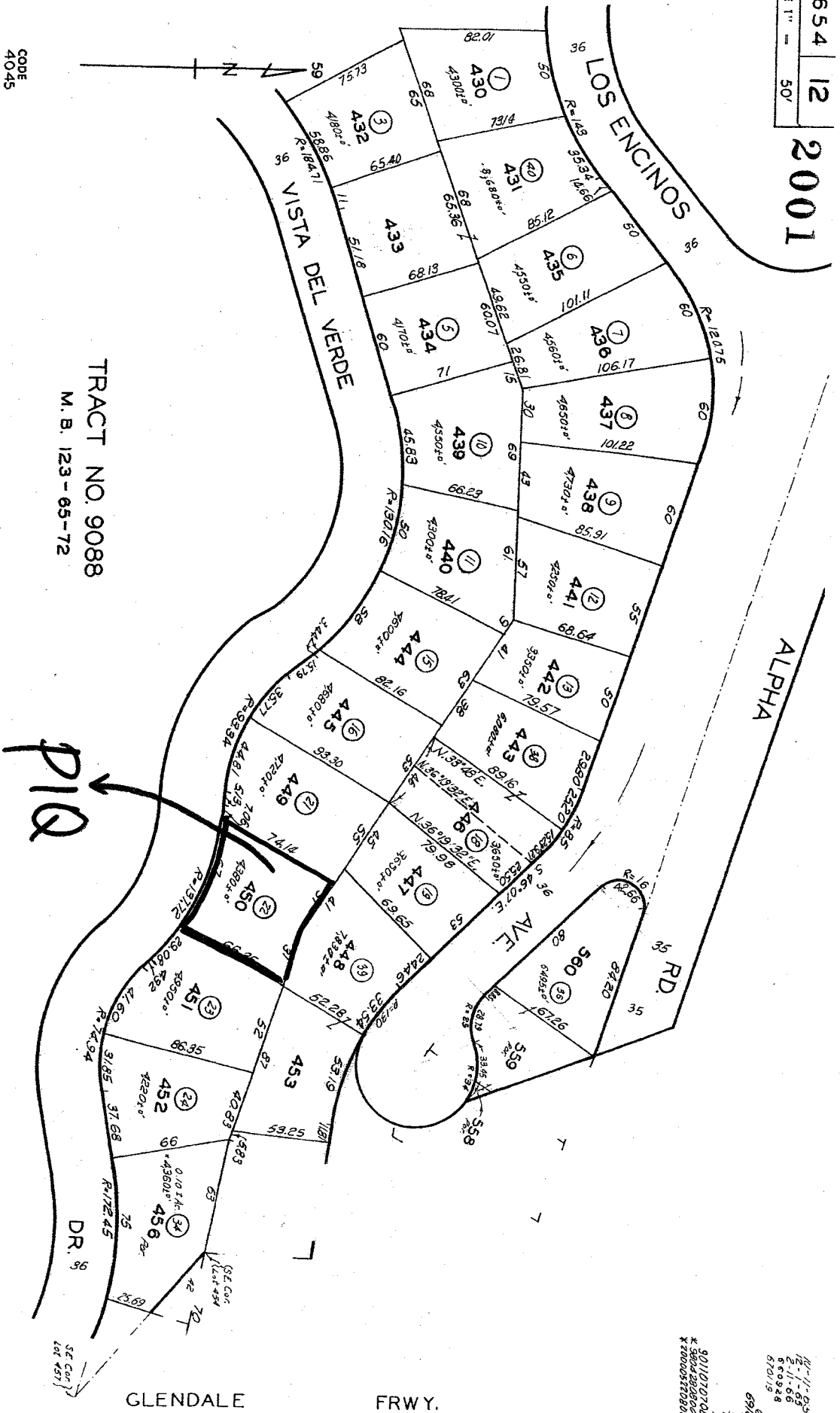
DATE 12-19-06

MOTION ADOPTED BY THE GLENDALE CITY COUNCIL AT ITS
REGULAR MEETING HELD ON Tuesday, December 19, 2006.

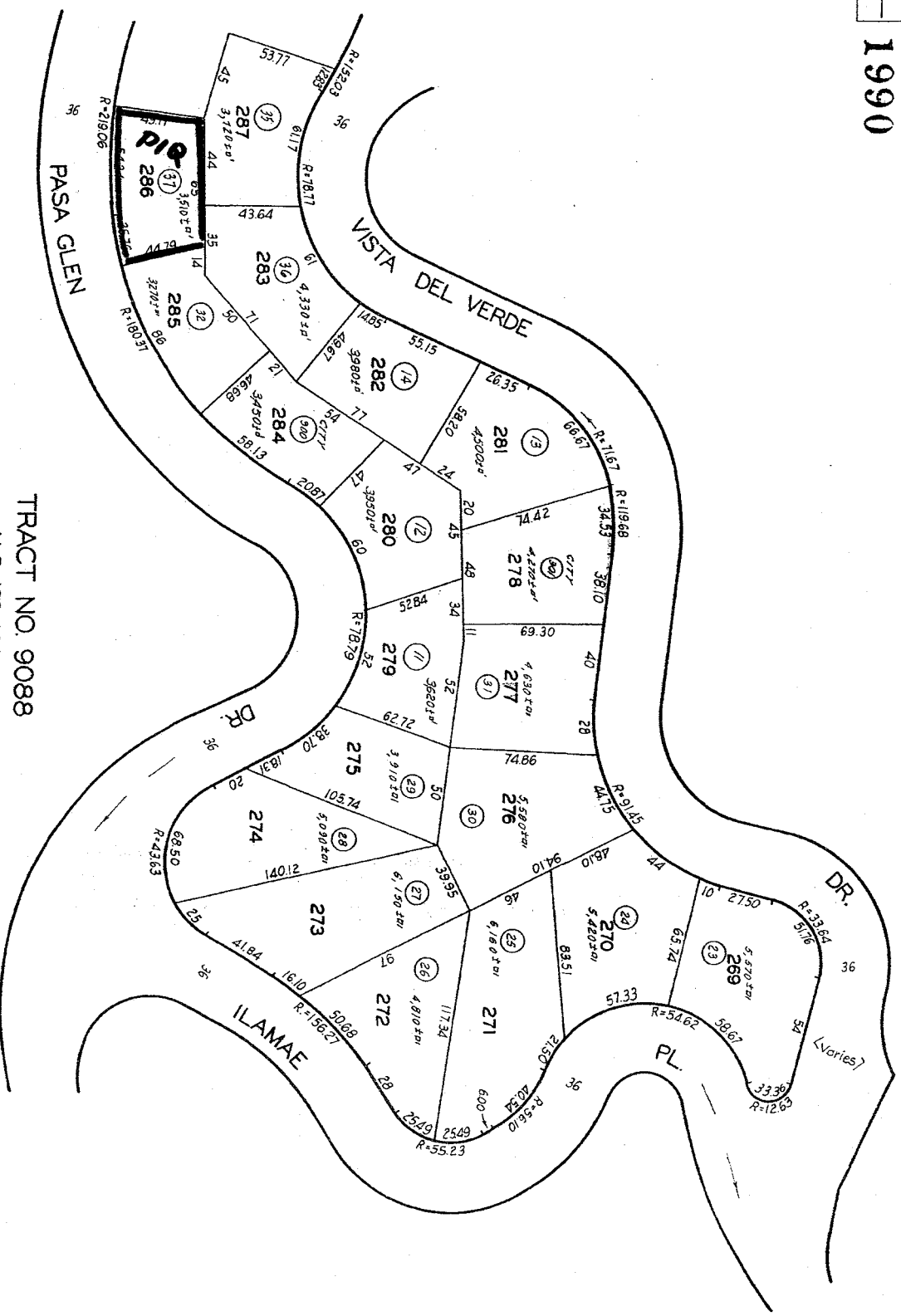
\\FILES\DOCS\FILES\FACTFIND\After agnda property acq. Tax defaulted.wpd

5654 12 2001

SCALE 1" = 50'



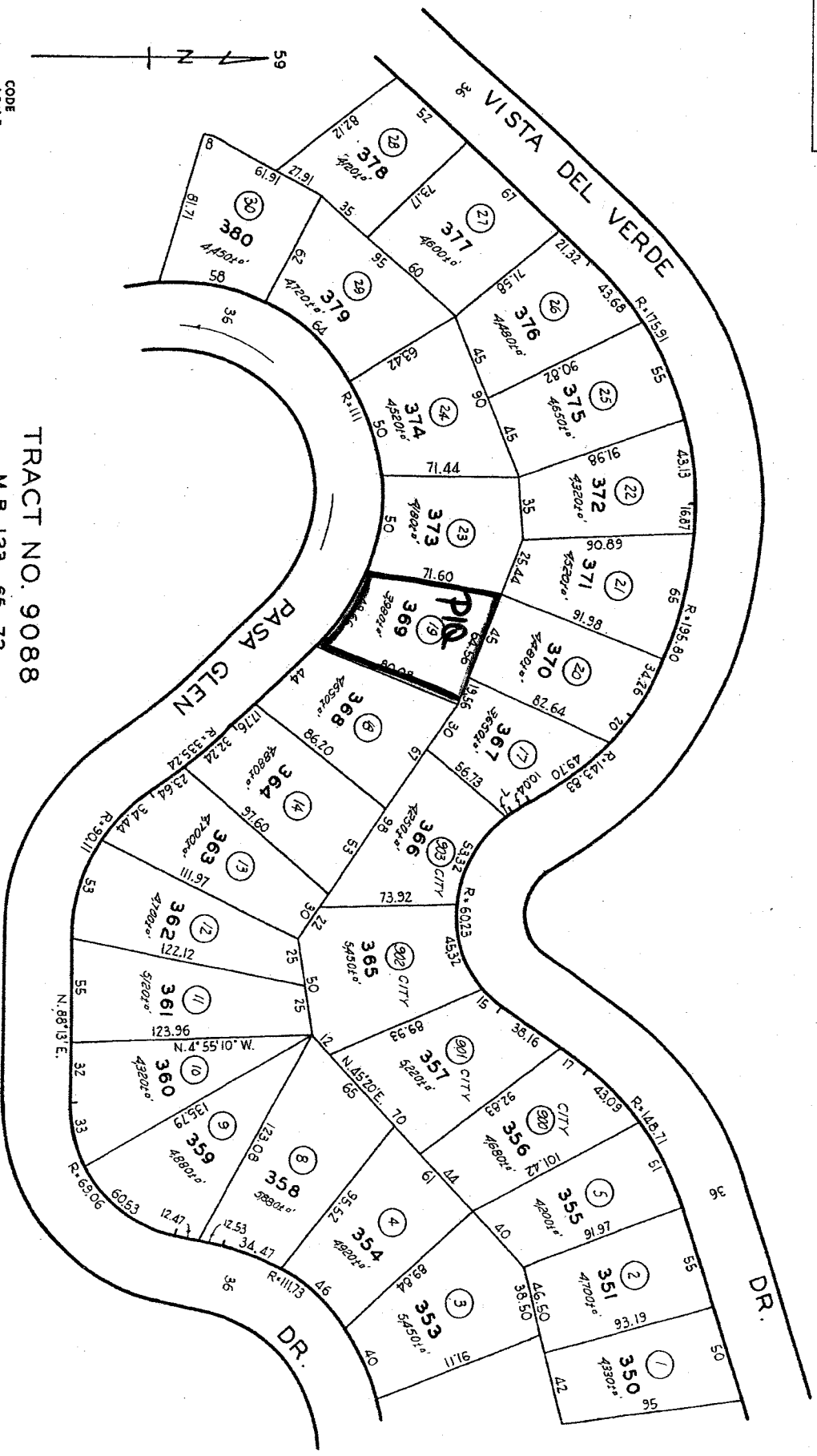
3-17-65
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 141119503
 181115205
 0004021020001
 8708465003001-04
 10000000000001-04



TRACT NO. 9088
 M.B. 123-65-72

FOR PREV. ASSM'T. SEE: 719-44

CODE
 4045



CODE
4045

FOR PREV. ASSMT. SEE 719 - 36, 37, 39 & 40

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this 4TH day of MARCH, 2008, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF GLENDALE** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.
County Counsel

By *Debbie Acilla*
Principal Deputy County Counsel



If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

ZIP: ID: Chptr 8 Pubagency form
Revised 6/24/03

17  MAR 04 2008

17 of MARCH 4, 2008

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

AGREEMENT NUMBER 2558

76486

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF GLENDALE

(seal)

ATTEST:

By Sachi A. Hamai
Clerk of the Board of Supervisors

By [Signature]
Deputy
(seal)



By **APPROVED**

[Signature]
DEPUTY CITY MANAGER

DATE 3/13/01
Board of Supervisors
Los Angeles County

By [Signature]
Chair of the Board of Supervisors

I hereby certify that pursuant to
Section 25103 of the Government Code,
delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By [Signature]
Deputy

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

AGREEMENT NUMBER 2558

76486

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2558

REVISED
5/29/07

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF GLENDALE	2000	5654-012-022	\$6,772.00*	OPEN SPACE

**LEGAL
DESCRIPTION**

TRACT # 9088 LOT 450

CITY OF GLENDALE	2000	5654-019-037	\$2,703.00*	OPEN SPACE
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**LEGAL
DESCRIPTION**

TR=9088 LOT 286

CITY OF GLENDALE	2000	5654-025-019	\$ 905.00*	OPEN SPACE
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**LEGAL
DESCRIPTION**

TRACT # 9088 LOT 369

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly